

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	MELROSE ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	FLEMING KATHERINE ELIZABETH			
Owner 2:	FLEMING JAMES ANDREW			
Owner 3:				
Street 1:	15 MELROSE ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

### PREVIOUS OWNER

Owner 1:	NAPOLI CATHLEEN/TRS -		
Owner 2:	JAMES NAPOLI TR & CATHLEEN TR -		
Street 1:	158 SEWALL AVENUE		
Twn/City:	WINTHROP		
St/Prov:	MA	Cntry	
Postal:	02152		

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Stucco Exterior and 2260 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	
Total AC/HA: 0.10331			Total SF/SM: 4500			Parcel LUC: 104			Two Family			Prime NB Desc			ARLINGTON				Total: 443,999			Spl Credit			Total: 444,000		

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	448,900	4,400	444,000	897,300
Total Card	0.103	448,900	4,400	444,000	897,300
Total Parcel	0.103	448,900	4,400	444,000	897,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		397.04	/Parcel: 397.04

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	448,900	4400	4,500.	444,000	897,300		Year end	12/23/2021
2021	104	FV	428,400	4400	4,500.	444,000	876,800		Year End Roll	12/10/2020
2020	104	FV	428,500	4400	4,500.	444,000	876,900	876,900	Year End Roll	12/18/2019
2019	104	FV	332,900	4400	4,500.	471,800	809,100	809,100	Year End Roll	1/3/2019
2018	104	FV	310,700	4400	4,500.	344,100	659,200	659,200	Year End Roll	12/20/2017
2017	104	FV	291,300	4400	4,500.	299,700	595,400	595,400	Year End Roll	1/3/2017
2016	104	FV	291,300	4400	4,500.	255,300	551,000	551,000	Year End	1/4/2016
2015	104	FV	259,300	4400	4,500.	249,800	513,500	513,500	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
9/20/1999	Meas/Inspect	256	PATRIOT
8/23/1993		PC	PHIL C

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	2428
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

More: N	Total Yard Items:	4,400	Total Special Features:	Total:	4,400
---------	-------------------	-------	-------------------------	--------	-------